

Planning Committee Report	
Planning Ref:	FUL/2017/2704
Site:	Land and Buildings on the North Side Of Whitefriars Lane
Ward:	St Michaels
Applicant:	Watkin Jones and Son Ltd
Proposal:	Demolition of existing buildings including clearance of site and erection of a new purpose built facility for the Coventry Boys and Girls Club (Use Class D2) and two buildings up to a maximum height of 16 storeys and 18 storeys providing student accommodation (up to 778 beds) (Use class Sui Generis), with associated cycle parking, bin stores, amenity space, landscaping and other associated works.
Case Officer:	Liam D'Onofrio

SUMMARY

Planning permission is sought for the demolition of existing buildings on site and the erection of a new club building for the Coventry Girls and Boys Club (CGBC) and separate student accommodation (up to 778 beds) adjacent to the ring road. The student accommodation is split into two main buildings with a maximum height of 16 storeys (46.2m) and 18 storeys (51.9m).

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Terraced dwellinghouses and The Coventry Boys and Girls Club buildings and associated car parking.
Proposed use of site:	New Coventry Boys and Girls Club building with associated car parking and a new building providing student accommodation (up to 778 beds).
Proposed building height:	The student accommodation is split into two main buildings with a maximum height of 16 storeys (46.2m) and 18 storeys (51.9m).

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions and the completion of a Section 106 legal agreement.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposals will create an acceptable design solution
- The proposal will not adversely impact upon visual amenity or heritage assets.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal accords with Policies: DS3, CO1, H10, DE1, AC1, AC4, HE2 and GE3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Planning permission is sought for the demolition of existing buildings on site and the erection of a new purpose built facility for the Coventry Boys and Girls Club (Use Class D2) and student accommodation split into two main buildings, separated by a central courtyard, with a maximum height of 16 storeys and 18 storeys providing up to 778 bed spaces.

In terms of the new CBGC club building the Planning Statement advises that the new facility will be three-storey and will have 1216.3 sq.m of new floor space (the current facility has 983 sq.m of floor space). The new facility will also be purpose built comprising modern facilities tailored to accommodate the needs of the Club. By moving into new premises, it will enable the Club to further develop work with existing partners, the Prince's Trust, Positive Youth Foundation and Coventry University plus Club users including Vanny Radio, Mencap Wayfarer's Group and New Horizon Church. The new facility will also have a frontage onto Whitefriars Street maximising its presence and visibility within the local community. A car park will also be provided to the rear of the new facility containing 21 spaces, replicating the existing level of car parking provision provided at the current site and 12 cycle spaces protected from the elements by a canopy.

The supporting information states: *'the CBGC currently operates from a 1960's building, which the Club struggles to maintain due to their reliance upon funding largely from fundraising activities and voluntary donations. In order for the Club to continue to work with local children and young people and increase the level of activities they are able to offer, they have acknowledged this would require significant alteration to the current premises. Not only would this incur significant financial costs, it would also mean temporary closure of the facility, or relocation of activities to enable the works to be undertaken, neither of which are feasible / viable for the Club. The current arrangements for this site allow for the provision of a brand new purpose built facility for the Club, on the site of the former terraced properties and SQ Social Club, which would be demolished as part of the application. There would be no outlay for the CBGC for a new facility worth in excess of £1.5m. This will be funded by the Watkin Jones Group, but can only be achieved through the provision of the student accommodation'*.

The proposed student accommodation will be formed by two towers. Block A will be 16 storeys high (46.2m) and Block B (adjacent to the ring road) will be 18 storeys (51.9m high). The two towers are linked by a second floor canopy over the main entrance on the northern side of Whitefriars Lane. Each floor will have a mix of studios and 4, 5 and 6 bedroomed cluster flats with en-suites in each bedroom and shared kitchen facilities to provide up to 778 bedrooms. The ground floor will have cycle parking, bin stores, study space, a management suite, a fitness room, laundry and plant rooms. The two blocks will be separated by a central landscaped courtyard and a 12th floor roof terrace is proposed to Block B.

As detailed in the committee report below the building design has evolved with refinement to the elevations, and the rear (northern) section of the Block B adjacent to the Gosford Street property boundaries has been reduced from 12 to 6 storeys to provide an improved relationship with these adjoining buildings. The height of Block A has subsequently

increased by 2 floors to make up for the lost floor space in Block B and retain 778 bedrooms.

The description originally identified the towers being 17 and 13 storeys. This description did not count the ground floor (floor 0) and re-notification was carried out to more accurately describe the towers as 18 and 16 storeys (Block A having subsequently been increased by two floors).

To support the submission the application is accompanied by a Noise Impact Assessment, Air Quality Assessment, Heritage Statement, Flood Risk Assessment, Unexploded Ordnance Assessment, Contaminated land survey, Travel Plan, Residents' Management Plan, Daylight and Sunlight Assessment, Sustainability Statement, Ecological Survey and a Design and Access Statement.

SITE DESCRIPTION

The application site is located within the University and Enterprise Area of the city centre as defined in the City Centre Area Action Plan.

To the western boundary the site incorporates No.44-50 Whitefriars Street, which comprise of two-storey period terraced properties set to the back of the footpath. Whitefriars Street returns at 90-degrees onto Whitefriars Lane, which runs along the southern boundary of the site terminating in a cul-de-sac adjacent to an elevated section of the ring road. At this point there is a pedestrian footpath providing access via steps from Whitefriars Lane down onto the Gosford Street car park, which is located below the elevated section of the ring road (Ringway Whitefriars), which runs along the eastern site boundary.

A surface level car park occupies the northeast corner of Whitefriars Street/Whitefriars Lane, the former site of The Hope & Anchor PH, which does not form part of the application site. The southern boundary provides access into car parking areas serving the Coventry Boys and Girls Club (the Girls Club and Coventry SQ Club). Directly south of the site, there is a two-storey children's centre called Tiny Tims. Beyond the ring road to the southeast there is the University Library and Faculty of Engineering and Computing buildings and the Grade I listed Whitefriars monastery.

The northern boundary of the site adjoins the side gardens of terrace properties fronting Whitefriars Street and the rear gardens and yards of premises fronting Gosford Street, which include the grade II listed buildings The Oak Inn Public House and The Whitefriars Olde Alehouse Public House.

PLANNING HISTORY

There is various planning history relating to existing site uses, none is recent or relevant.

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, adds further context to the NPPF and it is intended that the two documents are read together.

Local Plan Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS3: Sustainable Development Policy

Policy H10: Student Accommodation

Policy CO1: New or improved social community and leisure premises

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation

Policy JE7: Accessibility to Employment Opportunities

Policy DE1 Ensuring High Quality Design

Policy HE2: Conservation and Heritage Assets

Policy AC1: Accessible Transport Network

Policy AC4: Walking and Cycling

Policy EM1: Planning for Climate Change Adaptation

Policy EM2: Building Standards

Policy EM3: Renewable Energy Generation

Policy EM4: Flood Risk Management

Policy EM5: Sustainable Drainage Systems (SuDS)

Policy EM7: Air Quality

Policy IM1: Developer Contributions for Infrastructure

In addition to the adopted local plan the City Centre Area Action Plan (CCAAP) also adopted by the City Council on 6 December provides further relevant policy relating to this application:

Policy CC1: Coventry City Centre Development Strategy

Policy CC2: Enhancement of Heritage Assets

Policy CC3: Building Design

Policy CC6: Public Realm

Policy CC7: Tall Buildings

Policy CC9: Drainage & Flood Risk

Policy CC10: Environmental Management

Policy CC11: Accessibility

Policy CC24: University and Enterprise Area

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development

SPD Delivering a More Sustainable City

CONSULTATION

No Objections received from:

- National Air traffic Services (NATs)
- Environment Agency
- West Midlands Fire Service
- Highways (CCC)
- Coventry Airport/CAA

No objections subject to conditions/contributions have been received from:

- NHS (University Hospital)
- Environmental Protection Officers (CCC)
- West Midlands Police Service
- Flood Risk Management (CCC)
- Highways (CCC)
- Skills and Growth Management
- Low Carbon Team (CCC)

The Conservation Officer has raised concern that the proposed development will have a negative impact on the heritage assets and how they are experienced. He accepts that the level of harm is less than substantial but does not consider the public benefits outweigh the harm.

Immediate neighbours and local councillors have been notified; a site notice was posted and press notice was displayed in the Coventry Telegraph on 16/11/2017.

Eleven letters of objection have been received, raising the following material planning considerations:

- a) Too many student blocks are being built in the city centre, with too much emphasis upon the University and students.
- b) The buildings are excessively high and not in keeping with surrounding buildings.
- c) Unsympathetic, poor quality, generic design.
- d) The building is too high/inappropriate for the location.
- e) Overlooking/overshadowing concerns.
- f) Proximity of listed buildings and associated impact.
- g) Loss of terraced properties on Whitefriars Street.
- h) The building is unnecessary with no flexibility for future changes in demand.
- i) Potential impact to operation of public houses (submitted by the Brewery).

Two representations have been received, not objecting to the scheme but raising the following material planning considerations:

- j) Parking provision.
- k) Lower building could be achieved without any loss of rooms by infilling the space above the main entrance etc.
- l) The roof terrace may cause noise disturbance.
- m) Entrance gates should be set back 6m.
- n) The owner of the Oak Inn PH has stated that they support the scheme and feel that it will be a good thing to have in the area; their only concern is that future residents are protected from disturbance created by the late night opening public houses on Gosford Street.

One non-material comment from the owner of 52, 60 and 62 Whitefriars Street seeking the potential for their properties to be incorporated into the scheme.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are principle of development, design and the impact upon the character of the area, impact upon heritage assets, the impact upon neighbouring amenity, health and security, highway considerations, flood risk, noise, contaminated land, air quality, ecology and contributions/obligations.

Principle

Student accommodation

The NPPF 2012 Paragraph 23 notes that local authorities should recognise that residential development can play an important role in ensuring the vitality of centres.

Policy H10 'Student Accommodation' states that purpose-built student accommodation will be encouraged where: a) It is directly accessible from the universities; b) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services; c) It will not materially harm the amenities of occupiers of nearby properties; and d) It will reflect and support or enhance the appearance and character of the area. The Policy notes that to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement.

CCAAP Policy CC1 'Coventry City Centre – Development Strategy' states that the city centre will continue to be developed and regenerated to ensure it is a truly world class city centre, leading in design, sustainability and culture and Policy CC24 'University and Enterprise Area' states that, amongst other things, proposals for residential provision including student accommodation will be supported subject to high quality building and landscape design.

The CCAAP identifies Coventry University as one of the key components of Coventry City Centre, both in terms of its built footprint and its socio-economic impact. It currently has around 25,000 full time students enrolled, but this is expected to rise over the next five years.

The proposed building is within a highly sustainable location and conveniently positioned, being directly accessible to Coventry University campus. The development is considered to provide a positive design solution that will regenerate this part of the city centre without detriment to local services or amenity (these matters are expanded upon in the sections below). The student accommodation is therefore considered to comply with Policy H10 of the Coventry Local Plan 2016 and CCAAP policies.

It is also recognised that the provision of purpose built student accommodation close to the University can help to alleviate pressure on the conversion of family homes to HMOs within the surrounding suburbs. Although not all HMOs are occupied by students it is known that HMOs are an attractive option for students, particularly in their second and third years at University and especially in the context of a lack of reasonable alternatives.

A report to Scrutiny Co-ordination Committee on 22nd November 2017 noted that: *the construction of purpose built student accommodation did not keep pace with continued growth of Coventry University, however since 2014, the city has seen a stepped change in the level of purpose built student accommodation being promoted and developed. This is a clear market response to sustained growth in not only student population but also the*

status of both universities nationally and internationally. There is no sign of current developer interest and demand slowing and indications are that demand for purpose built accommodation is not constrained to first year students and that it is increasingly becoming popular amongst 2nd, 3rd year and post graduate students, especially those travelling from abroad. Once completed the existing pipeline of student accommodation schemes currently on site will significantly increase the level of access full time students have to purpose built student accommodation from approximately 35% to 50% of students by 2020 with further increases expected to follow. There is therefore clearly still demand and scope for further purpose built student accommodation. Coventry University's aspiration is to be able to house all first year students in purpose built student accommodation for the start of the 2018/2019 year.

In terms of estate agent feedback gathered by the Planning Policy Team it is advised that in 2015/16 all HMO bed spaces were let. In 2016/17 there were around 500 vacant bed spaces and it is estimated that there will be some 2500 vacant bed spaces for 2017/18 (exact data is yet not available) and expected to grow. The estate agent feedback is that there is likely to always be a demand for HMOs in areas close to the University as alternative accommodation; however students want to be located as close to the University as possible and there is clear evidence that the demand for fringe HMOs is dropping away.

The continued growth of high quality, purpose built, well-managed and sustainably located student accommodation is therefore considered to provide a number of positive benefits to both the students occupying these buildings and the decline in the demand for HMOs and the conversion of existing family homes to multi-occupancy properties.

The Coventry Boys and Girls Club

Policy CO1 'New or improved social community and leisure premises' states that proposals for social, community and leisure facilities will be considered through the following sequential approach with designated centres being the first priority for locating such facilities to support the centres hierarchy. Proposals will be considered on the basis of: a) The appropriateness of their proposed location in relation to their scale and intended catchment; b) Compatibility with nearby uses; c) Accessibility by a choice of means of transport; and d) Compatibility with other Plan Policies.

The Coventry Boys and Girls Club (CBGC) is an existing and established facility. The supporting information advises that the club has operated from this site since 1965 and has a strong local patronage. The proposed club building will remain appropriate in scale and location, which is a highly sustainable city centre location. The club building will be designed to ensure it is compatible with nearby uses, including the future student accommodation also subject to this application.

The scheme will be phased so that the CBGC can remain in part of their existing building whilst the new club building is completed. The remainder of the club building will then be demolished to allow the student accommodation to be constructed.

Other matters

In terms of building height Coventry Airport initially objected to the scheme raising concern that the building conflicted with airport safeguarding requirements. The building is comparable in height to other recent approvals within the city centre; however Coventry

Airport notes that its position penetrates the 'conical surface' of the airport's safeguarding zone by just under 12 metres. The applicant has employed a technical aviation consultant to assess the scheme who has concluded:

- there are several existing obstacles (other tall buildings) in the vicinity which meet the criteria for being 'shielding' obstacles which the CAA may determine render the infringement acceptable; and
- because of the airspace configuration and the existing obstacle environment, the proposed development will have no adverse effects on the safety or regularity of aircraft operations, therefore its infringement of the Conical Surface should be deemed acceptable.

The applicant has also undertaken meetings with the Airport and the Civil Aviation Authority (CAA). The Airport has subsequently withdrawn their objection as the CAA have confirmed that the proposed development would be shielded by an existing structure.

The demolition of existing buildings on site is considered acceptable, as none of the buildings have any historic or architectural merit that would warrant their protection. The conservation officer identifies the existing buildings as having 'low significance'.

The proposals are therefore considered to be acceptable in principle.

Design and impact on the character of the area

The NPPF Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy DE1 'Ensuring High Quality Design' states that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

CCAAP Policy CC3 'Building Design' states that a high quality design will be required for all new buildings. Policy CC7 'Tall Buildings' states that the location of proposed tall buildings will be considered in relation to the views of the three spires of St Michael, Holy Trinity and Christchurch. New development proposals should reflect these view cones and seek to enhance the key views identified on plan. Policy CC1 states development should recognise and preserve key views to the iconic three spires of St. Michaels, Holy Trinity and Christchurch.

The proposed CGBC club building will sit into the pattern of development fronting Whitefriars Street replacing existing terraced properties. The building will provide a high quality design solution and a bulk and mass that respect surrounding buildings, which include Coventry University's Sport and Recreation Centre and the new Science and Health building opposite.

In seeking a high quality design solution the design of the student accommodation has been refined through a series of amendments. The Council's urban designer initially raised concern at the appearance of the buildings from Gosford Street, where large areas of bland and blank brickwork were visible. In addition the flanks of the buildings were

considered to need greater articulation to add visual interest and help to break up the mass.

The design of the student accommodation has evolved significantly and the current design has achieved much more active and visually engaging elevations. The bulk and mass has been altered removing six floors from part of the rear (north) elevation of Block B facing the more sensitive Gosford Street but adding two additional floors to Block A to retain the 778 bed spaces overall.

The proposed buildings will sit outside of the view cones identified within Policy CC7 and will not therefore have a significant impact in relation to the views of the three spires. There are a mix of buildings within this part of the City Centre in juxtaposition of old and new, large and small, reflecting the evolution of the city and its rich history and eclectic character. The student accommodation buildings will be up to 51.9m high, making a contribution to the city's skyline. To give some context the recently approved student scheme on the corner of Friars Road/St Patricks Road (currently under construction) will be 63 metres high and One Friargate on the opposite side of the ring road is 53 metres high. The student scheme on London Road to the south of the application site (also currently under construction) is up to 43m high. For reference the spire of St Michael is 90m high, the tallest building within the City.

The officers are satisfied that that the student accommodation will provide a high quality design with appropriate scale. The building's position adjacent to the ring road is considered to be appropriate for a landmark tall building and the building's bulk and mass has been adjusted to ensure the development is sensitive to surrounding buildings.

The scheme as a whole is therefore considered to provide an acceptable design solution in accordance with Policy DE1 of the Coventry Local Plan 2016 and CCAAP policies.

Impact upon Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use". NPPF Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy HE2 'Conservation and Heritage Assets' indicates that in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of

Coventry, development proposals will be supported where they preserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance.

Policy CC2 'Enhancement of Heritage Assets' states that all development relating to or in close proximity to heritage assets such as statutory and locally listed buildings shall be undertaken sympathetically to those heritage assets and seek to preserve or enhance their setting.

The Grade II listed buildings located to the north of the application site (The Whitefriars Olde Alehouse and The Oak Inn PH) sit within a run of non-designated older buildings fronting Gosford Street. The conservation officer has identified the properties on Gosford Street as one of the few surviving fragments of the pre-war townscape in the city centre with historic buildings sitting within their medieval burgage plots forming a rare and significant survival for Coventry.

The conservation officer initially objected to the development raising concern that the scheme will place a tower with a largely blank elevation at the end of gardens of the Gosford Street properties. Whilst it is appreciated that the city centre has a varied townscape the conservation officer considered the change of scale between the development and the Gosford Street buildings originally proposed was overly dominant and oppressive and clearly harmful to the setting of these listed buildings.

As part of the re-design of the scheme a section of the rear (north) elevation of Block B of the student accommodation has been reduced in height by half from 34.8m down to 17.5m, creating a significantly better relationship with the Gosford Street buildings.

Following amendments to the bulk and mass of the main tower block and design amendments to remove blank and bland elevations the conservation officer acknowledges that improvements have been made to the scheme. However, he still disagrees with the applicant's impact assessment and considers that the proposals do still result in harm to the setting of the heritage assets. He considers setting to be more than just views stating it is how the assets are experienced in the round. In this case the rear gardens of the two listed buildings are also beer gardens for public houses and the conservation officer considers the experience of their setting needs to be considered also. The conservation officer considers that the height and proximity of the proposed development would result in a negative experience from these spaces. He considers that the level of harm is less than substantial, but he perceives the public benefits to be marginal commenting that there is plenty of student accommodation being provided across the city that does not adversely impact heritage assets and the benefits of the CBGC could be provided within a reduced scheme.

The Grade I listed Whitefriars Monastery is located on the opposite side of the ring road to the southeast of the application site adjacent to contemporary university buildings. The application site is physically separated from the monastery building by this intervening elevated section of the ring road. The conservation officer has raised no concern regarding the relationship of the development to this building and other surrounding heritage assets due to the great distances involved and greater visual separation.

In summary the proposal is considered to cause less than substantial harm. In line with the NPPF officers are mindful of the public benefits including the regeneration of the area, the provision of a new, proposed built community facility and the provision of student accommodation within a sustainable location, with the potential benefit of reducing pressure upon market/family housing. The comments of the Conservation Officer are noted and whilst there is other student accommodation being provided in the city, there is still a need and the level of student accommodation provision on this site is required to make the CBGC viable. As such on balance it is considered that the public benefit would outweigh any perceived harm to heritage assets.

The site has archaeological potential and the conservation officer recommends that a staged archaeological condition is attached (to deal with the phasing of the development).

Impact on neighbouring amenity

The supporting Daylight and Sunlight Assessment states that: *'the results of the daylight and sunlight analysis demonstrate that the proposed development will largely satisfy the recommendations in the BRE Guidelines. Where there are shortfalls, they are of minor nature in terms of quantum and number, and the residual values on an absolute scale show that adequate levels of amenity will continue to be achieved, especially in the context of the urban setting of the Application Site. It is therefore fair to conclude that there will be no material or adverse impact on the daylight and sunlight amenity enjoyed by existing neighbouring residential premises'*. Officers are mindful that the BRE Guidelines state that: "Although the Daylight and Sunlight Assessment gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design".

The proposed CBGC building will be three-storeys high and will be located largely commensurate to the adjoining terraced dwellinghouses fronting Whitefriars Street and will not breach the 45-degree sightlines. Block A will be located some 20m south of these properties and over 50m from properties on Gosford Street providing acceptable separation between built form and also window-to-window separation. Block B will be some 44m from properties fronting Whitefriars Street to the west and 21m from the upper windows of the closest property (the Food Express takeaway) on Gosford Street to the north, which has residential accommodation at first floor. There is an extant permission to redevelop the Food Express site with a 3.5 storey residential building. The separation distances between the two proposed buildings would be some 17.5 metres. The SPG advises on window-to-window separation distances of 20 metres or 23 metres where there are habitable rooms at upper floors, as in this case. Officers are mindful that in high density, city centre locations reduced distances are acceptable and the scheme, taking into account the extant permission on the adjoining site, will not significantly affect future residents' privacy. Elements of the north elevation were originally blank and in being comfortable with the separation distances officers have requested the insertion of windows as part of the student accommodation's re-design to provide an active, lit elevation when viewed from Gosford Street.

The Food Express takeaway is the closest and deepest building on Gosford Street and the separation increases between Block B and the other buildings within this run of development. The reduction in the height of the rear section of Block B has been carried out for visual amenity reasons; however the changes have also created a better

relationship and outlook to the properties on Gosford Street. No significant impact is created to the University buildings and commercial buildings to the south and southwest of the application site.

The site is located within a busy city centre location and it is considered that comings and goings will be easily absorbed into the existing streetscene. Noise is specifically dealt with in the relevant section below.

Taking into account all factors in terms of the urban context of the site, the high compliance rate within the Daylight and Sunlight Assessment, compliance with the 45-degree sightlines and acceptable window-to-window separation distances the development is not considered to result in any significant adverse impact upon the adjoining occupiers' outlook, light, privacy or amenity that would warrant refusal of the scheme.

The scheme includes a microclimate wind assessment, which models wind conditions post construction. The report concludes that the wind conditions at all assessed locations in and around the existing site are rated as suitable, in terms of both pedestrian safety and comfort, for their intended usages throughout the year and this will remain the case post construction. The exception to this is the proposed 12th floor roof terrace. The report advises that in order to ensure the presence of amenable conditions on the roof terrace, it is recommended to develop further mitigation measures, and to verify the effectiveness of these via wind tunnel testing.

The scheme includes a 12th floor balcony, which will be an attractive environment for future residents to enjoy. Roof terraces, if not correctly designed, can encourage anti-social behaviour and criminal damage (e.g. items being thrown from the roof area). An appropriately designed barrier/screen to all sides of the roof terrace with fixed benches that can't be used as footholds would assist in mitigating such concerns. A condition is suggested to require further details of such measures, to also incorporate necessary mitigation as required by the wind assessment.

The scheme includes a student management plan, which includes building security, health and safety, management of anti-social behaviour and the spread and management of student arrival and departure arrangements through an on-line booking system and the ability to arrive up to three days prior to the tenancy start date at no additional charge to the student. A condition is suggested to ensure that the student management plan is adhered to.

Health and security

The proposal will provide high quality, sustainably located purpose built student accommodation. A student management plan is provided, which includes building security, health and safety and anti-social behaviour to ensure a well-managed development.

West Midlands Police have raised no objections but have commented on the benefits of security measures, such as access control systems and CCTV. A condition is suggested to require details of secure by design measures for both the CGBC club building and the

student accommodation to safeguard the safety and security of future users and residents of the development.

The legal agreement will secure a contribution for the University Hospital Coventry and Warwickshire in relation to acute interventions.

The proposed development is not therefore considered to create any health or security issues.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Following clarification on the visibility spays at the site entrance the Highway Authority has raised no objection to the scheme. A condition will be imposed to secure bin storage, cycle storage and parking prior to first occupation.

There is an existing narrow public footpath running from the eastern end of Whitefriars Lane onto a set of steps down to the Gosford Street car park below the ring road. The city council have aspirations to provide a direct and level pedestrian access linking Whitefriars Lane to the University campus on the opposite side of the ring road to the east. A level pathway has already been installed on the opposite side of the ring road in preparation for this link to be made. Through negotiation the Highways Project Delivery Team has agreed with the applicant to a land transfer of a small section of the site to the southeast corner to the city council. It is proposed that the land will be regraded to provide a level pedestrian access way and linked into the existing footpath on the adjacent side of the ring road, enhancing the public realm and the permeability of the footpath network in the area. This will be secured via a Section 106 legal agreement.

Flood Risk

The Council's Flood Risk Management Team have raised no objection to the proposed development, subject to securing conditions

Noise

CCAAP Policy CC10 'Environmental Management' states that new development must be designed to minimise environmental impact within the city centre and ensure that any impacts of pollution are appropriately considered and mitigated.

An updated noise survey has been submitted at the request of Environmental Protection (EP). The report was carried out in December and EP is concerned that this would not be representative of noise on a warm summer evening where the public house beer

gardens are busy. No objection is raised; however EP has requested a condition to secure a further noise assessment. This will include noise from the commercial buildings on Gosford Street and the proposed CBGC building and any associated plan. The Whitefriars PH is currently vacant; however the pub use is established. Environmental Protection are satisfied that the noise assessment can factor in 'typical pub noise' including customer noise in the beer garden.

This is a busy city centre location and the concerns of commercial businesses are noted in terms of noise complaints from new residents. It may be that certain facades cannot meet internal noise requirements where windows are open, which would be a requirement for ventilation and thermal comfort for future occupants. For these facades a further condition is suggested to secure a scheme for ventilation measures as an alternative to opening windows.

Air Quality

Environmental Protection has asked for additional information and has confirmed that they accept the revised air quality assessment and additional modelling. The report has identified some slight exceedance of the national limits for nitrogen dioxide at the lower floors (the site sits immediately adjacent to an elevated section of ring road). EP have requested a condition to secure confirmation of which units require mitigation and what mitigation is proposed (i.e. sealed windows and provision of air con) and on what facades to reduce future resident's exposure to air that does not meet the national limits.

Contaminated land

Environmental Protection is content with the standard of the contaminated land report but note that additional gas monitoring results, groundwater testing and asbestos quantification analysis are still outstanding, in addition to some additional sampling underneath the footprint of the existing buildings when they are demolished.

The standard contamination conditions are therefore suggested to secure the additional information, in addition to a condition to secure a detailed plan of how the risk airborne dust and asbestos fibres will be minimised and monitored during demolition.

The unexploded ordnance (UXO) risk assessment is acceptable. Environmental protection has requested a condition to ensure that on site works should only proceed in strict accordance with the recommendations of the report.

Sustainability

CCAAP Policy CC3 Building Design states that all new buildings shall be sustainably designed to maximise energy efficiency and limit carbon emissions.

The submitted Energy Strategy confirms the use of Combined Heat and Power (CHP) to meet the Council's requirement for a minimum of 10% of the development's energy requirements to be provided through the on-site generation of renewable energy.

Having reviewed the supporting information the Council's Low Carbon Team have confirmed that the proposed CHP will meet the 10% requirement and is acceptable. A condition is suggested to ensure that this scheme is fully implemented.

Ecology

The County Ecologist has raised no objection to the proposed scheme. The existing buildings have low bat potential; however a supervised hand strip condition is suggested for the removal of roof tiles/coverings to ensure that no protected species are present.

The Ecologist has also recommended protected species notes, which have been attached accordingly.

Contributions and obligations

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The University Hospital has requested a contribution of £76,423.00 towards acute hospital interventions. The Section 106 legal agreement will secure this contribution.

The legal agreement will also secure the specified student tenure of the development in accordance with Policy H10 and the land transfer to the city council to secure an improved pedestrian route, as detailed in the 'Highway considerations' section of this report.

Other matters

The Skills and Growth Management Team have requested a condition ***to secure a scheme for targeting and utilising local people for construction and post construction employment, in the interests of promoting employment opportunities for local people.***

CONCLUSION

The application is considered to be acceptable in terms of the principle of development as student accommodation in this highly sustainable location. The design of the development is considered to be of high quality and it is not considered that the development will have any significant adverse impact upon neighbouring amenity, highway safety or heritage assets. Subject to conditions/contributions and obligations the application is considered acceptable with regards to noise and air quality, contaminated land, ecology, sustainability, flood risk and drainage. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies DS3, H10, IM1, AC1, AC2, AC3, EM4, EM7, HE2 and GE3 of the Coventry Local Plan 2016, together with the aims of the NPPF.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved documents: Drg No.1527_PL_000A, 102E, 103C, 104C, 105C, 106C, 107C, 108C, 109C, 110C, 111C, 112C, 113C, 114C, 115C, 116C, 1117C, 1118C, 119C, 120E, 200C, 201B, 202B, 203B, 210B, 211B, 212C, 213B, 215B, 005A, L-100 P01, L-101 P01, L-501 P01.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. No development (other than demolition but excluding the grubbing out of foundations) shall take place within the application site unless and until the following information has been submitted to and approved in writing by the Local Planning Authority:
 - i) A written scheme of investigation for a programme of archaeological evaluation for Area A, including postexcavation analysis and reporting.
 - ii) A written scheme of investigation for a programme of archaeological evaluation for Area B, including postexcavation analysis and reporting.
 - iii) A strategy for mitigating the impact of the development in each area if archaeological remains are discovered; and
 - iv) A timetabled programme for post-excavation analysis and publication.Once approved the development shall only be undertaken in full accordance with those approved details.

Reason: *In order to ensure any remains of archaeological importance, which help to increase our understanding of the City's historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy HE2 of the Coventry Local Plan 2016.*

4. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site and any report of the findings must be submitted to and approved in writing by the local planning authority prior to first occupation. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; and (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

5. The development shall be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

6. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and shall be submitted to and approved in writing by the local planning authority.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No.4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No.5, which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition(No.6)

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016.*

8. Prior to the commencement of development the following information shall be submitted to and approved in writing by the local planning authority:
 - i. A scheme for the provision of surface water drainage incorporating infiltration SuDS or attenuation techniques. The development discharge rate must be managed to a limiting value of 5.0 l/s offsite;
 - ii. A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site;
 - iii. Provisions for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase;
 - iv. Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows and that this will not exacerbate the flood risk on or off site. This

will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Furthermore evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers;

v. Evidence of the 1 in 100 year plus 40% climate change events will be held within the site boundaries;

vi. The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City';

vii. Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event;

viii. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway;

ix. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method to be submitted and approved; and

x. Foul drainage plans.

All details shall be carried out as approved.

Reason: *To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies EM4 and EM5 of the Coventry Local Plan 2016.*

9. Prior to the commencement of development a scheme of works for ventilation of the residential accommodation hereby permitted shall be first submitted to and approved in writing by the local planning authority. Details shall include identification of which units on which facades require mitigation and what mitigation is proposed (i.e. sealed windows and provision of air con) in order to: (i) reduce future resident's exposure to air that does not meet the national limits; and (ii) ensure the ventilation and thermal comfort of future occupants can be met where openable windows cannot meet internal noise requirements (informed by the corresponding noise assessment condition). The approved details shall be implemented in full prior to first occupation of the relevant rooms and shall remain in place at all times thereafter.

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policy H10 of the Coventry Local Plan 2016.*

10. Prior to commencement of the development hereby approved, an environmental noise assessment shall be carried out by a competent person. A report of that assessment together with recommendations for any necessary mitigation measures to comply with BS 8233:2014 "Sound Insulation and Noise Reduction in Buildings- code of practice and "World Health Organisation Guidelines For Community noise" shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include public houses and businesses to the north of the site and estimated noise from the proposed Coventry Boys and Girls Club building and any

proposed plant. Thereafter the approved details shall be carried out strictly in accordance all the recommendations contained within the approved noise report prior to first occupation of the development and mitigation measures shall be maintained in accordance with the approved details thereafter.

Reason: *To protect the amenities of future occupiers from road traffic noise and general disturbance in accordance with Policy H10 of the Coventry Local Plan 2016.*

11. The development hereby permitted shall not commence unless and until large scale details for the roof terrace barriers/privacy screens and terrace furniture have been submitted to and approved in writing by the local planning authority. Details should demonstrate that barriers/screens provide suitable mitigation from wind conditions and are not capable of being climbed. In addition hard landscaping and furniture such as benches must be securely fixed and located in areas where they cannot be used as footholds. All details shall be carried out as approved prior to first occupation of the building and once installed they shall not be removed or altered in any way.

Reason: *To protect the safety and security of future occupiers and the amenities of adjoining residents in accordance with Policies H10 of the Coventry Local Plan 2016.*

12. No development shall take place unless and until a scheme for targeting and utilising local people for construction [and post construction] employment has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.

Reason: *In the interests of promoting employment opportunities for local people in accordance with Policy JE7 of the Coventry Local Plan 2016.*

13. The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the buildings to be demolished. All roofing material is to be removed carefully by hand. Appropriate precautions must be taken in case bats are found, such as the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and the Local Planning Authority are consulted for further advice. Any subsequent recommendations or remedial works will be implemented in full within the time-scales agreed and maintained thereafter.

Reason: *To ensure that protected species are not harmed by the development in accordance with Policy GE3 of the Coventry Local Plan 2016 and the NPPF 2012.*

14. The development shall be carried out only in full accordance with sample details of the elevational and roofing materials and also proposed hard landscaping, including boundary walls, railings and gates to be erected and hard surfacing, which have been submitted to and approved in writing by the local planning authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

15. No development shall take place unless and until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: hours of work; the parking of vehicles of site operatives and visitors; the delivery access point; the loading and unloading of plant and materials; anticipated size and frequency of vehicles moving to/from the site; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during demolition and construction; measures to monitor and control the presence of asbestos, measures to minimise noise disturbance to neighbouring properties during demolition and construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and the amenities of the occupiers of nearby properties in accordance with Policies EM7 and AC1 of the Coventry Local Plan 2016.*

16. The development hereby permitted shall not commence unless and until details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings has been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with these approved details or any subsequently approved amendments.

Reason: *To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies H10 and DE1 of the Coventry Local Plan 2016.*

17. The development hereby approved shall not commence unless and until a scheme has been submitted to and approved in writing by the local planning authority indicating where and how 'Secured by Design' standards will be incorporated into the development. This should include CCTV, vandal proof lighting and access control systems. The scheme shall be implemented in accordance with the approved details and retained at all times thereafter.

Reason: *To ensure the safety and security of club patrons, staff and future residents in accordance with Policy DE1 of the Coventry Local Plan 2016.*

18. Before the development hereby approved is first occupied all redundant existing vehicular access points onto Whitefriars Lane shall have been permanently closed and the footway reinstated in accordance with full engineering details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

19. The development shall proceed in accordance with the submitted Ensphere sustainability and energy statements (V3) dated October 2017, in relation to on-site generation of renewable energy and CO2 emission reductions.

Reason: *To comply with the provision the National Planning Policy Framework and in accord with Policies EM1, EM2, EM3 and EM7 of the Coventry Local Plan 2016.*

20. The development shall proceed in accordance with the submitted Zetica Unexploded Ordnance Report Ref: P6635-17-R1 Rev A dated June 2017.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016*

21. Each building shall not be occupied unless and until relevant cycle parking and bin storage areas have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city and in the interests of visual amenity in accordance with Policies DE1, DS3 and AC4 of the Coventry Local 2016.*

22. The development shall proceed in accordance with the submitted Fresh Student Living Management Plan Version 1.0 dated October 2017.

Reason: *To protect the safety and security of future occupiers and the amenities of adjoining residents in accordance with Policies H10 of the Coventry Local Plan 2016.*

23. The new Coventry Girls and Boys Club building hereby permitted shall not be occupied unless and until the car parking areas indicated on the approved drawings have been provided in full and thereafter those areas shall be kept marked out and available for such use at all times.

Reason: *In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with Policy AC1 of the Coventry Local Plan 2016.*

24. The development hereby permitted shall proceed in accordance with the submitted soft landscaping plans and should be completed within the first planting season following occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.

[Location Plan](#)

[Phasing Plan](#)

[Level 0](#)

[Level 1](#)

[Level 2](#)

[Level 3](#)

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[Elevation Sheet 1](#)

[Elevation Sheet 2](#)

[Elevation Sheet 3](#)

[Elevation Sheet 4](#)